



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

---

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: General@ch.morgan-hill.ca.gov

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

MARCH 17, 2005

**PRESENT:** Fruit, Kennett, Martin, Pyle

**ABSENT:** Cain

**LATE:** None

**STAFF:** Senior Planner Linder, Associate Planner Tolentino

### REGULAR MEETING

Chairman Fruit called the meeting to order at 7:03 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened/closed the public comment period. No public comments were received.

### MINUTES:

March 3, 2005

**BOARD MEMBERS KENNETT/MARTIN APPROVE THE MARCH 3, 2005 MINUTES AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES:** FRUIT, KENNETT, PYLE, MARTIN

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** CAIN

**CONSENT**

1. **EXTENSION OF TIME APPLICATION, EOT-05-02 (SR 04-07: EDMUNDSON - MH/RDA Indoor Recreation Center (IRC))** The applicant is requesting a one-year extension of time for a site, architectural and landscape plan approval allowing for the construction of the City of Morgan Hill Community Indoor Recreation Center (IRC). The project site is located on the north side of Edmundson Avenue at the southeast side of the Community Park, west of Little Llagas Creek and south of the Public Works offices and corporation yard.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-011. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN**

**OLD BUSINESS**

2. **SITE REVIEW, SR-05-04: COCHRANE-DENNY'S**: A request for site, architectural and landscape plan approval for the construction of a 5,159-sf sit down restaurant (Denny's) on an approximate one acre site. The site is located in the Tharaldson Planned Unit Development at the northwest quadrant of Cochrane Road and Highway 101.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO TABLE THE APPLICATION REQUEST. THE APPLICANT WAS INSTRUCTED TO MEET WITH A SUBCOMMITTEE OF THE BOARD TO ADDRESS THE BUILDING ARTICULATION. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN**

**NEW BUSINESS**

Board member Kennett stepped down for this item.

3. **SITE REVIEW, SR-05-01: DEWITT-LATALA**: A request for site, architectural, and landscape approval for a four unit single-family residential subdivision in the R1-12,000 RPD zoning district.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO CONTINUE TO THE APRIL 7 MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN, KENNETT**

**ANNOUNCEMENTS:**

**ADJOURNMENT:** Chairman Fruit adjourned the meeting at 8:20 p.m.

**MINUTES PREPARED BY:**

---

**TERRY LINDER**  
**Meeting Coordinator**

R:\PLANNING\WP51\MINUTES\ARBminutes\2005\March\ARB031705.MIN.doc